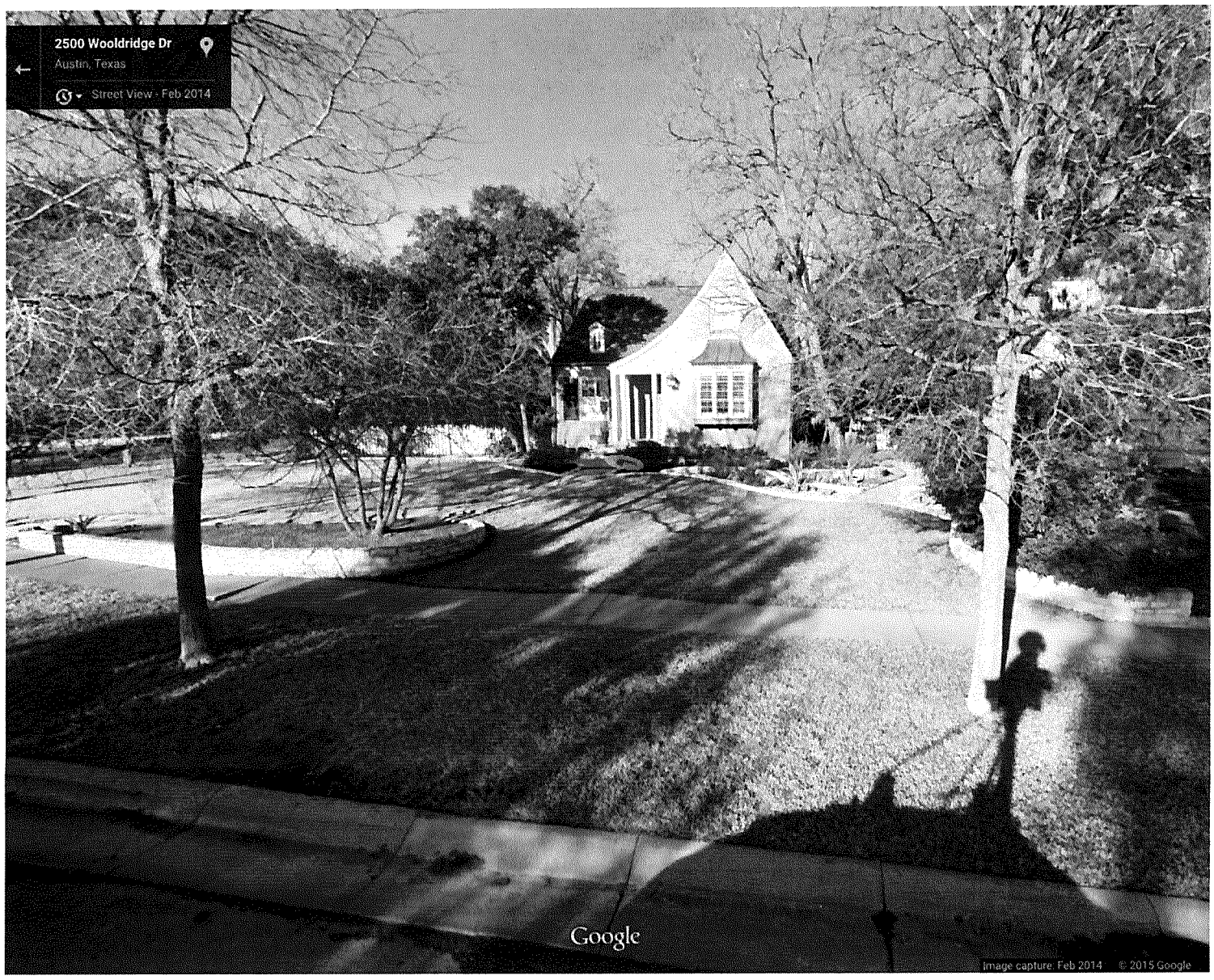
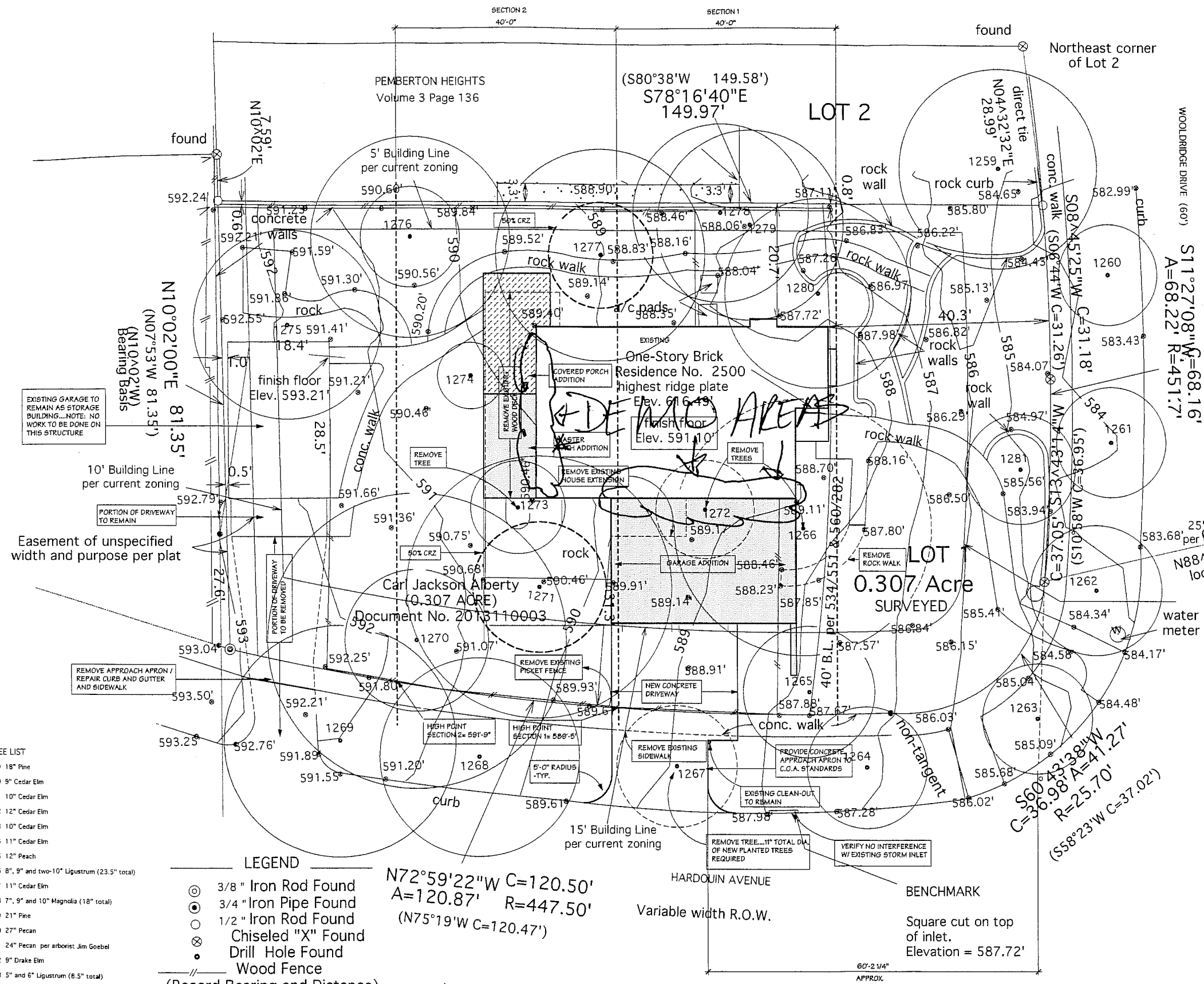

2500 Wooldridge Dr
Austin, Texas
Street View - Feb 2014
Google
Image capture: Feb 2014 © 2015 Google



TREE LIST

1259 18" Pine
1260 9" Cedar Elm
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LEGEND

- 3/8 " Iron Rod Found
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- Chiseled "X" Found
- Drill Hole Found
- Wood Fence

(Record Bearing and Distance)

(Record Bearing)
according to Vol. 12490 Pg. 1394
and Plat Vol. 4 Pg. 29
Elevation Spot Shots
according to Vol. 12342 Pg. 1800

1 Site Plan

SCALE: 1" = 20'-0"

FAR / IMPERVIOUS COVER ANALYSIS

LOT AREA	13373 S.F.
ALLOWABLE FAR	5349 S.F. (40%)
ALLOWABLE IMPERVIOUS COVER (BUILDINGS)	5349 S.F. (40%)
ALLOWABLE TOTAL IMPERVIOUS COVER	6018 S.F. (45%)

	FAR (S.F.)	IMPERVIOUS COVER (S.F.)
EXISTING		
STORAGE BUILDING	524.5	524.5 ✓
REAR FLATWORK / WALLS	0	518
1ST FLR. HOUSE	1532	1532 ✓
2ND FLR. HOUSE	869	0 ✓
FRONT PORCH	0	36 ✓
NORTH ROCK WALK	0	297
SOUTH ROCK PATIO	0	312
FRONT WALKS	0	322
FRONT PLANTER WALLS	0	124.5
NEW		
DRIVEWAY	0	366.5
WEST COV'D PORCH	0	231 ✓
WEST ADDITION	188	188 ✓
GARAGE ADDITION	706	706 ✓
BRICK WALL	0	9.5
LAUNDRY ADDITION	76	76
GARAGE CREDIT	(200)	0
TOTAL	3696.5 (27.5%)	5244 (39.2%)

HVAC AREA (MEASURED TO OUTSIDE OF FRAME)

FIRST FLOOR	1712 S.F.
SECOND FLOOR	1319 S.F. ✓
TOTAL	3031 S.F.

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AE APPROVED
APR 17 2015
107-235
JGM

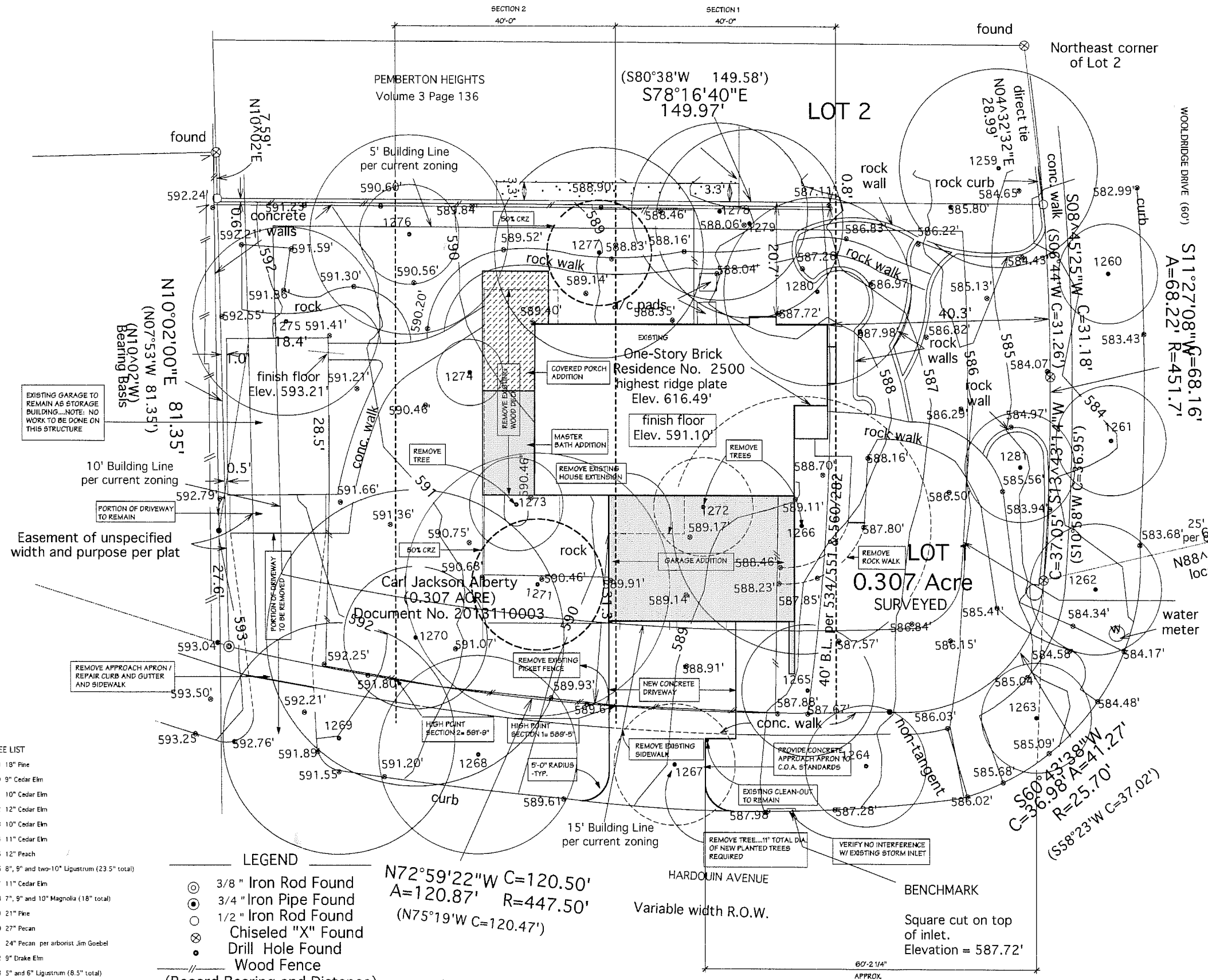
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Chris LEWIS ARCHITECTS
4.15.15
Texas Registration N° 10325
3100 HARRIS BLVD
AUSTIN, TX 78703
(T) 512 . 474 . 8124

Alberty Residence
2500 Wooldridge, Austin, TX 78703

Date: 4.15.15
Drawn By:
Revisions:

A0.0



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Date:
Drawn
Revisio

DOOR SCHEDULE

1	8'-0" x 8'-0" ALUM. SLIDER / COLOR AND BRAND TO BE SELECTED KEYED LOCKSET
2	2'-4" X 6'-8"
3	2'-0" X 6'-6" TEMPERED FRAMELESS SHOWER DOOR
4	2'-4" X 6'-8" POCKET
5	2'-4" X 6'-8" POCKET
6	2'-8" x 6'-8"
7	2'-4" x 6'-8"
8	2'-8" x 6'-8" / KEYED LOCKSET / DEADBOLT
9	2'-8" X 6'-8" / KEYED LOCKSET / DEADBOLT
10	2'-8" X 6'-8" / KEYED LOCKSET
11	3'-0" ENTRY DOOR / OWNER TO SELECT / PROVIDE ALLOWANCE
12	9'-0" X 7'-0" GARAGE DOOR / OWNER TO SELECT / PROVIDE OPENER
13	9'-0" X 7'-0" GARAGE DOOR / OWNER TO SELECT / PROVIDE OPENER
14	2'-0" X 5'-4" / VERIFY HEIGHT IN FIELD
15	3'-0" X 6'-8"
16	PAIR 2'-6" X 6'-6" / VERIFY HEIGHT IN FIELD / DUMMY KNOBS / ROLLER CATCHES
17	2'-6" X 6'-8"
18	2'-4" X 6'-8"
19	CUSTOM SLIDING DOOR TO BE DETERMINED
20	PAIR 1'-9" X 6'-8" / DUMMY KNOBS / ROLLER CATCHES
21	2'-6" X 6'-8"
22	PAIR 2'-6" X 5'-6" / VERIFY HEIGHT IN FIELD / DUMMY KNOBS / ROLLER CATCHES

-ALL INTERIOR DOORS TO BE SOLID CORE PAINT GRADE SLABS UNLESS NOTED OTHERWISE.
-ALL EXTERIOR DOORS TO HAVE THRESHOLD, WEATHERSTRIPPING, KEYED LOCKSETS AND DEADBOLTS
-ALL BEDROOMS TO HAVE PRIVACY LOCKSETS, PASSAGE SETS ELSEWHERE

WINDOW SCHEDULE

A	2'-0" X 2'-0" FIXED METAL / MATCH COLOR AND MUNTIN ARRANGEMENT TO WINDOW C
B	3-2'-0" X 4'-0" CASEMENT
C	2'-0" X 2'-0" AWNING
D	2'-0" X 4'-0" CASEMENT
E	2'-6" X 5'-0" CASEMENT
F	2-2'-0" X 5'-0" CASEMENTS
G	2'-0" X 3'-0" CASEMENT
H	2-2'-6" X 5'-0" CASEMENTS
I	3'-0" X 5'-0" CASEMENT
J	2'-8" X 5'-0" CASEMENT
K	2'-6" X 4'-6" CASEMENT
L	3-2'-6" X 4'-6" CASEMENTS
M	2'-0" X 4'-6" CASEMENT
N	14" VELUX OR EQUAL SUN TUNNELS / OWNER TO REVIEW
O	3'-0" X 3'-0" CASEMENT
P	3-3'-0" X 3'-0" CASEMENTS
Q	VELUX MODEL VS 101 VENTILATING SKYLIGHT

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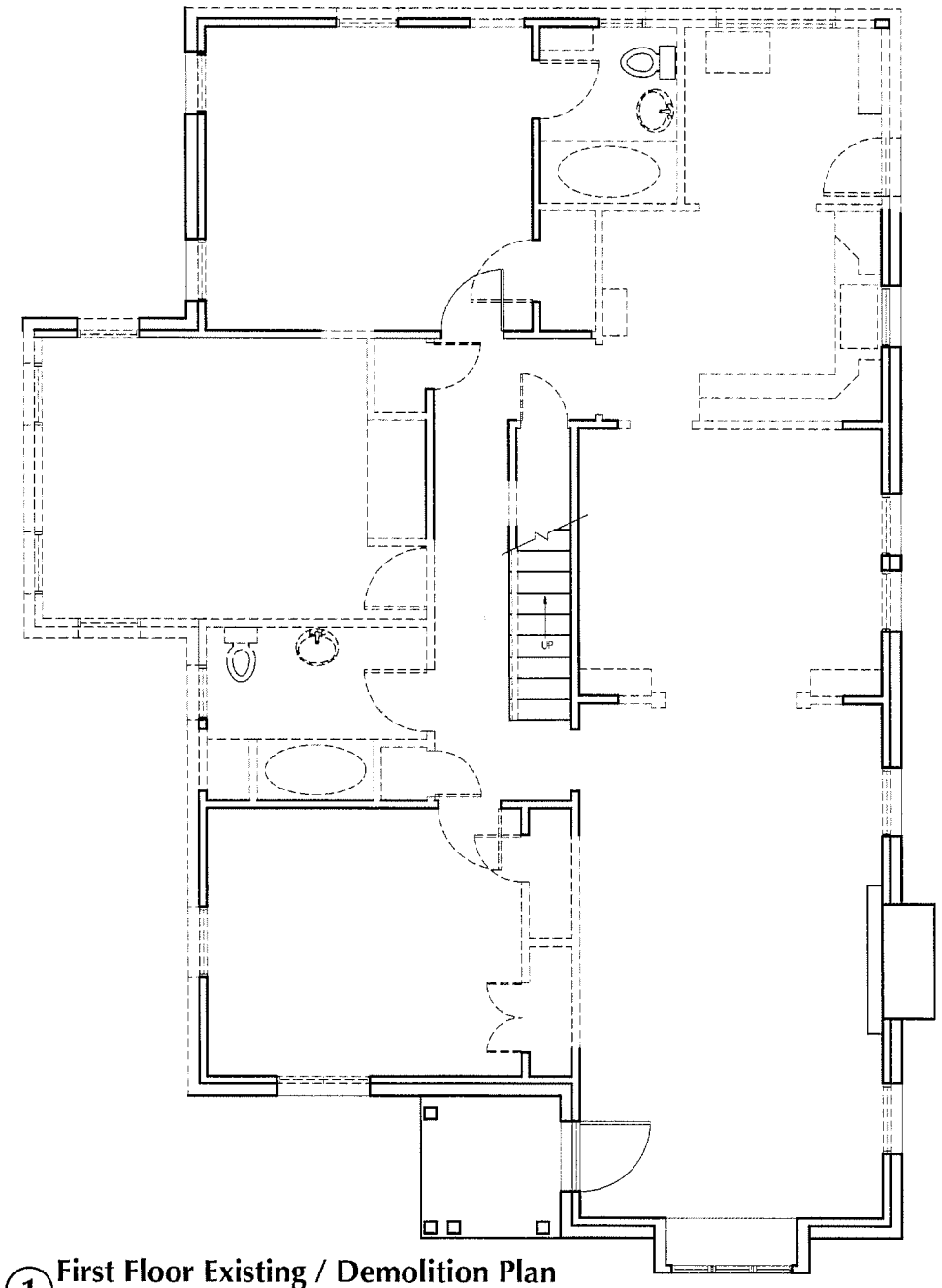
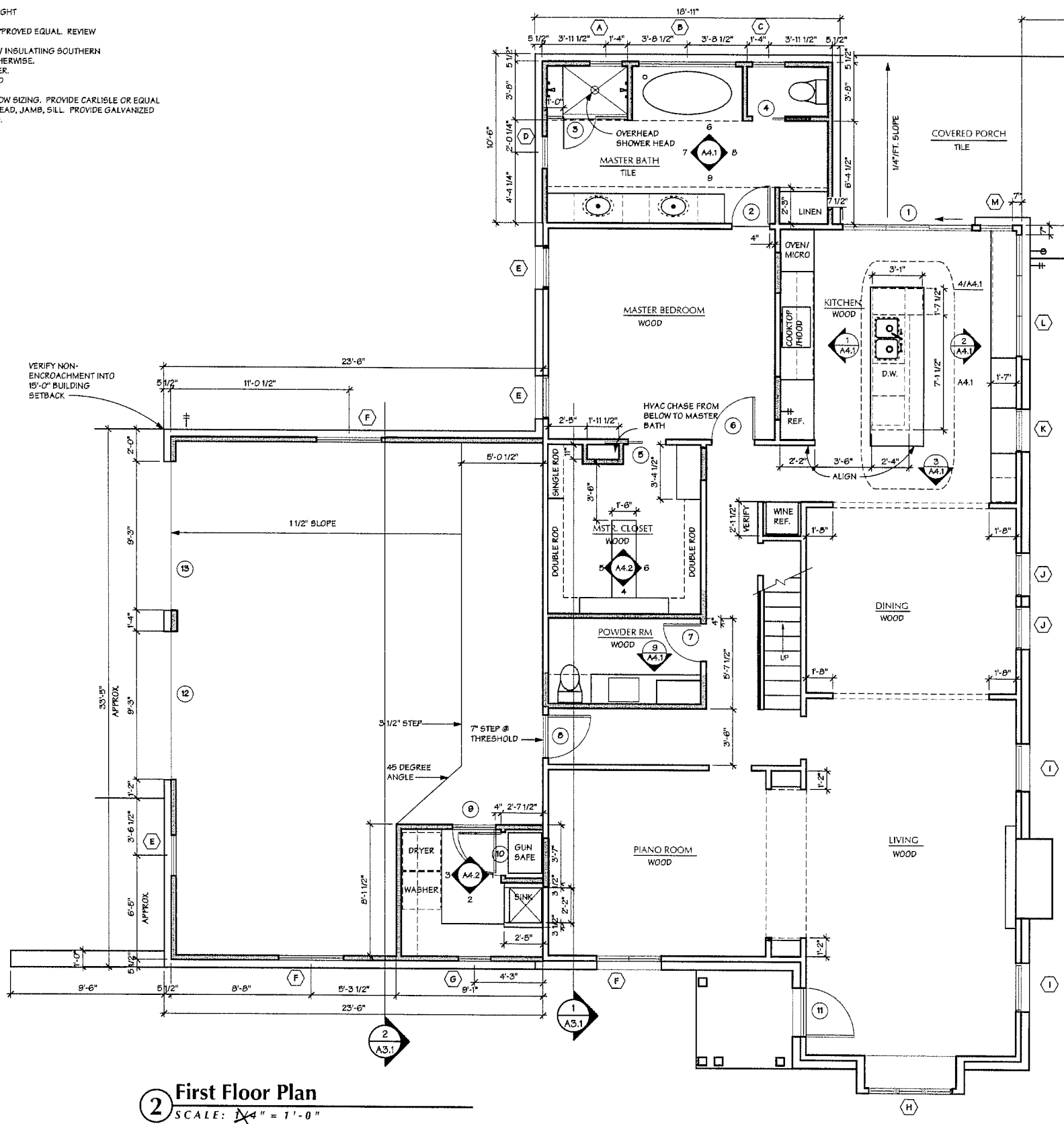
-CLADDING AND HARDWARE COLOR TO BE SELECTED

-FIELD VERIFY EXISTING OPENINGS TO VERIFY WINDOW SIZING. PROVIDE CARLISLE OR EQUAL PEEL AND SEAL WATERPROOFING MEMBRANE @ HEAD, JAMB, SILL. PROVIDE GALVANIZED HEAD FLASHING. REPAIR ANY DAMAGED FRAMING.
-VERIFY BEDROOM EGRESS WINDOW COMPLIANCE.



1 First Floor Existing / Demolition Plan
SCALE: ~~1/4~~" = 1'-0"
~~3~~ 1/8



2 First Floor Plan
SCALE: ~~1/4~~" = 1'-0"
1/8

38/2

1B/12

3100
AUST
(T) 5

Date:
Drawn
Revisio

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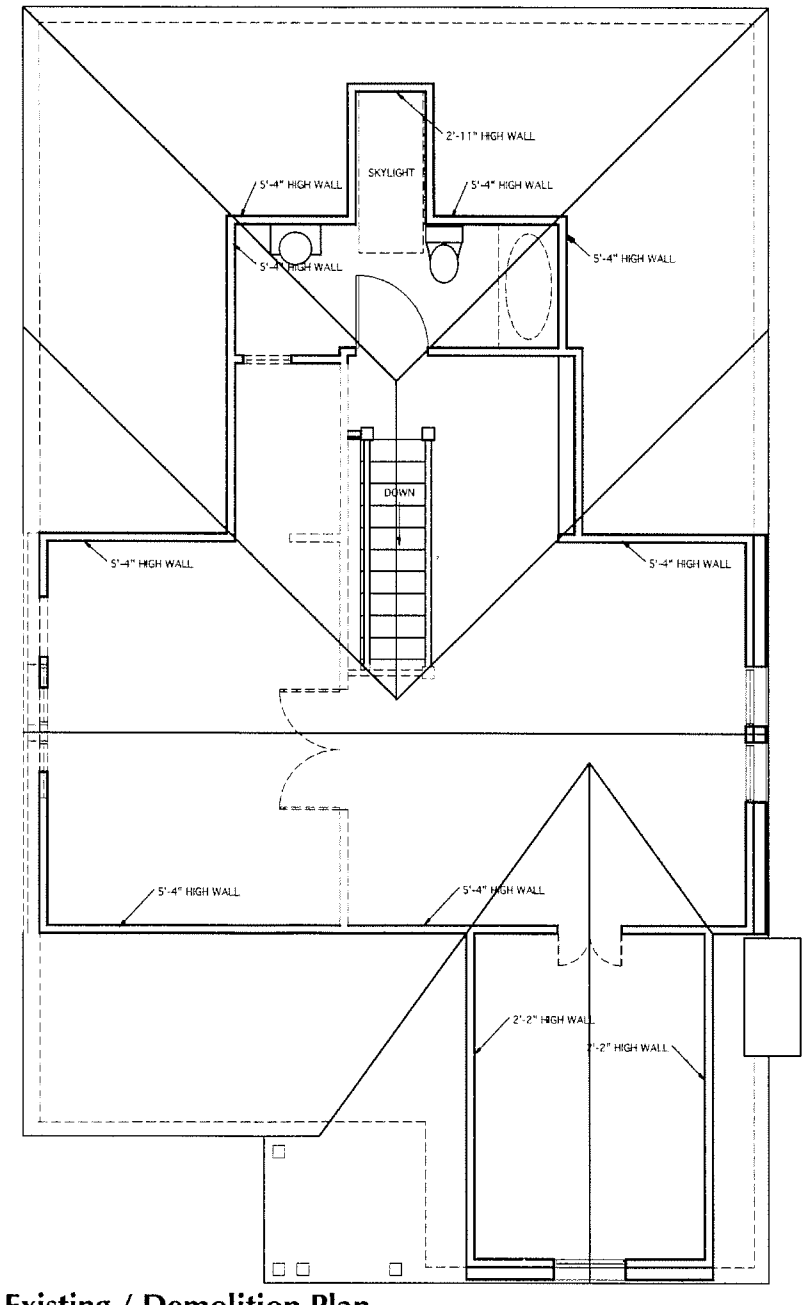
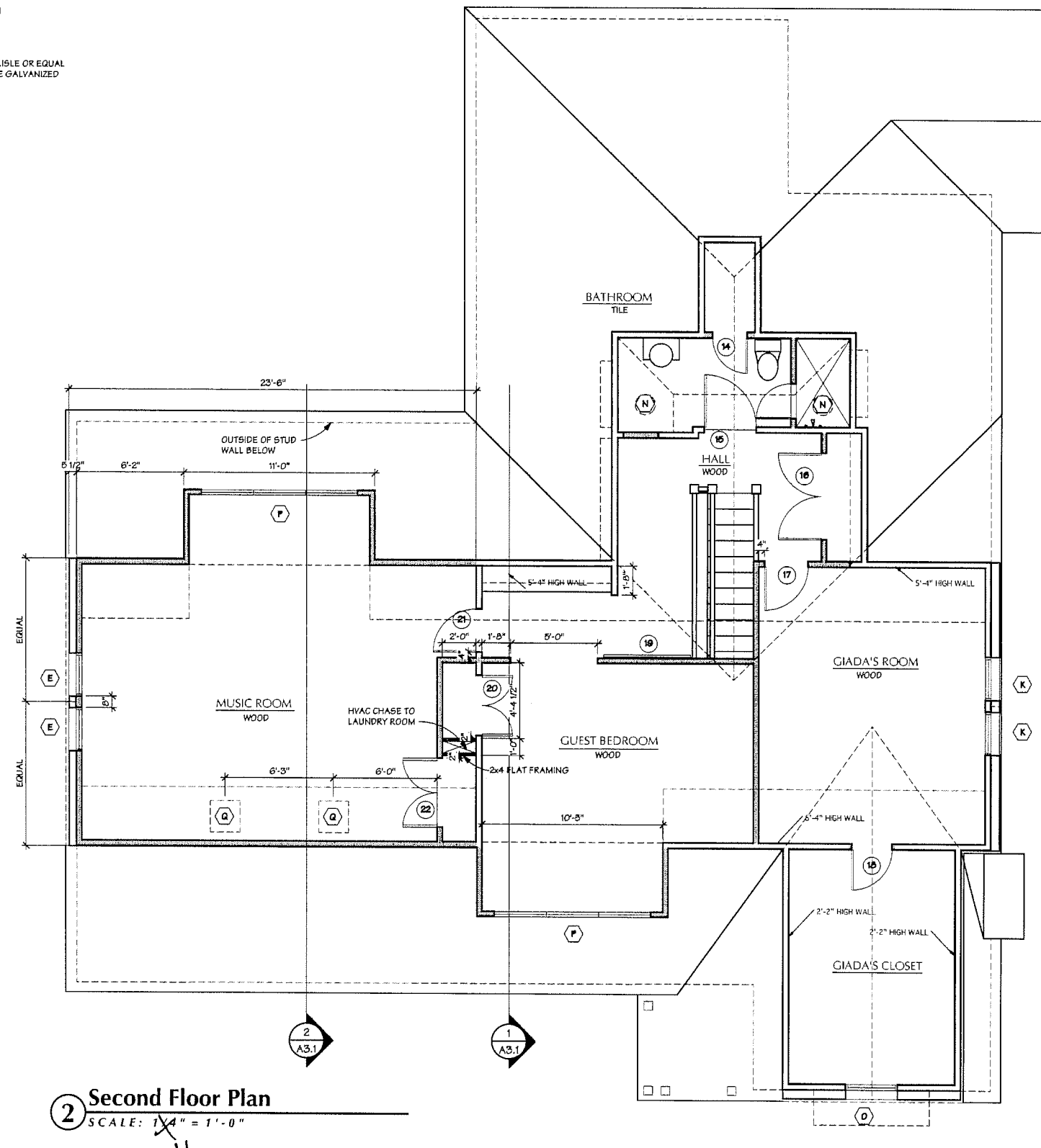


1 Second Floor Existing / Demolition Plan

SCALE: 1/4" = 1'-0"

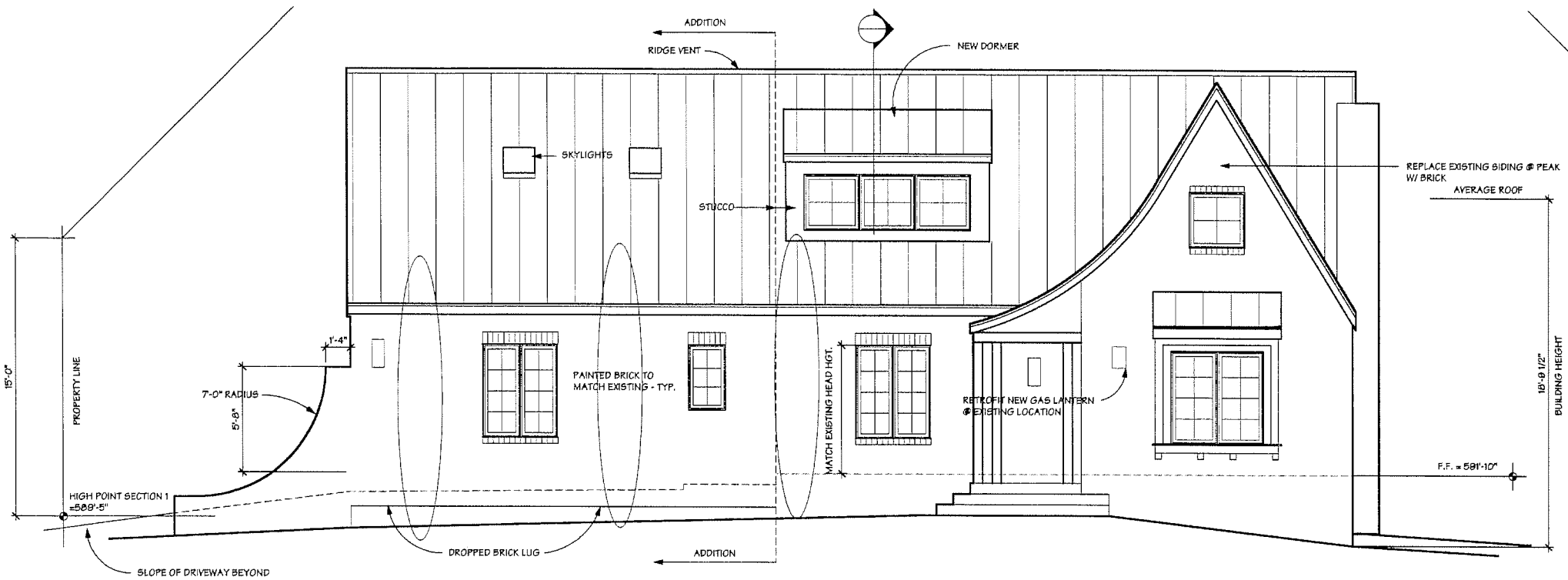
1/8



2 Second Floor Plan

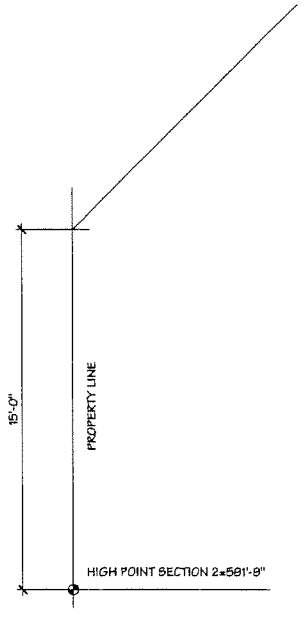
SCALE: 1/4" = 1'-0"

1/8

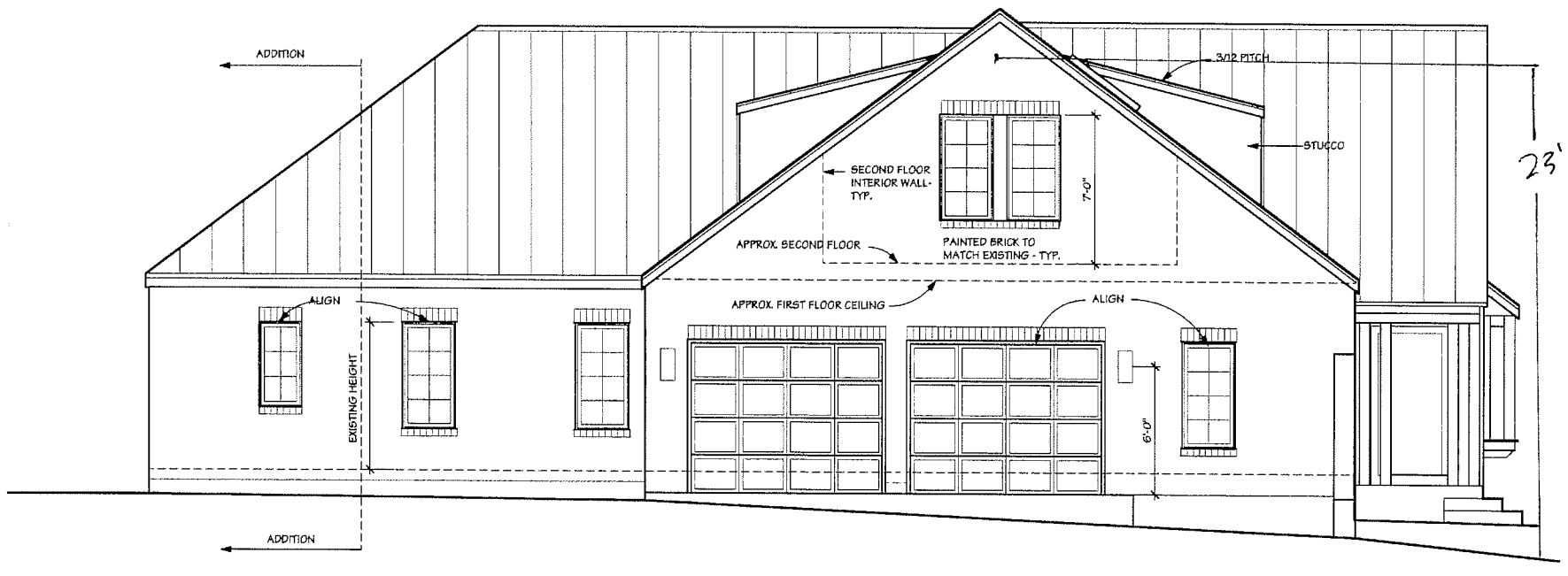


1 New East Elevation
SCALE: 1/4" = 1'-0"
1/8

2 Existing East Elevation
SCALE: 1/8" = 1'-0"

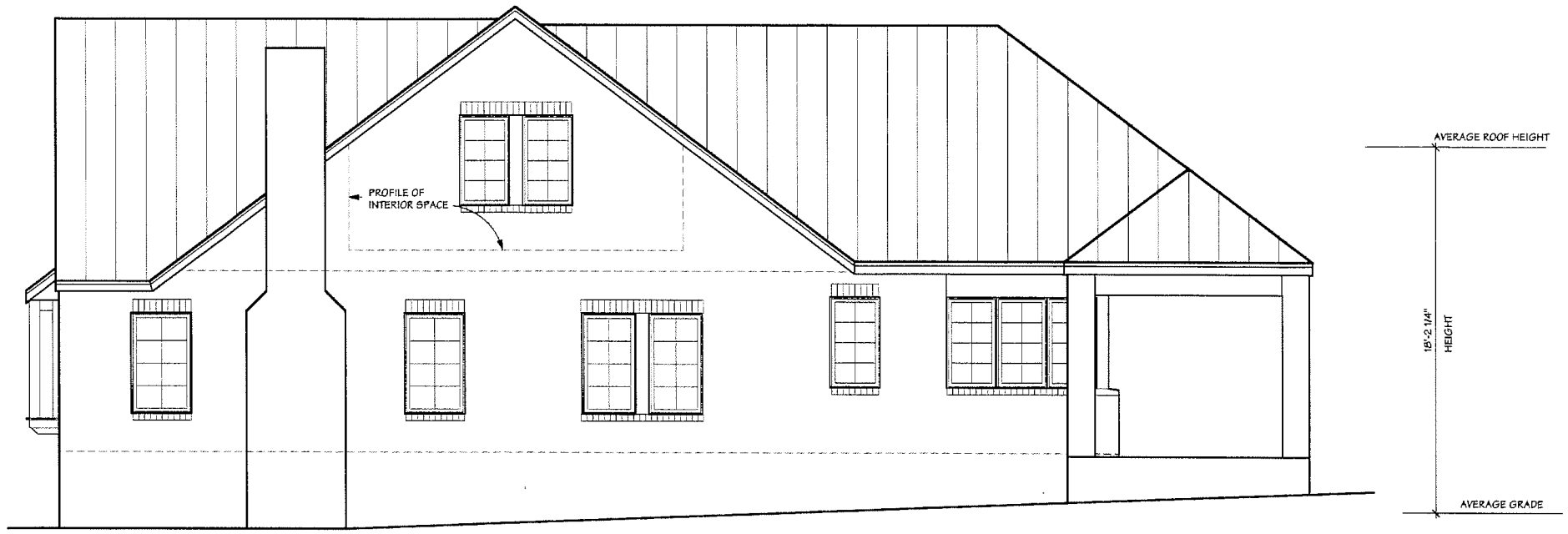


3 Existing South Elevation
SCALE: 1/8" = 1'-0"



4 New South Elevation
SCALE: 1/4" = 1'-0"
1/8

Date:
Drawn
Revisio



1 North Elevation
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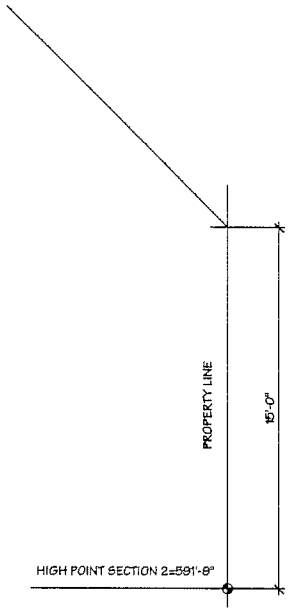
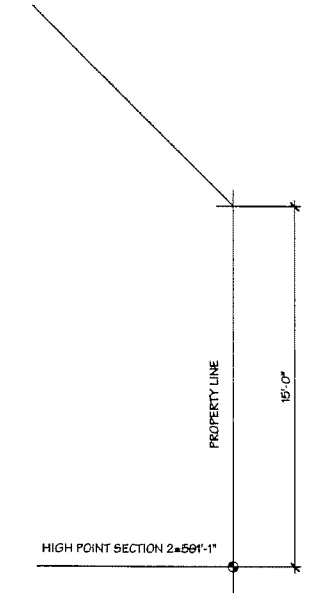


2 West Elevation
SCALE: ~~1/4~~ 1/8" = 1'-0"



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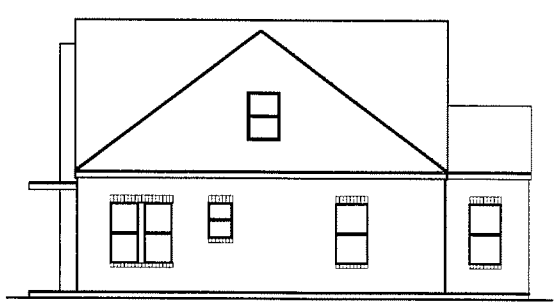

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3100
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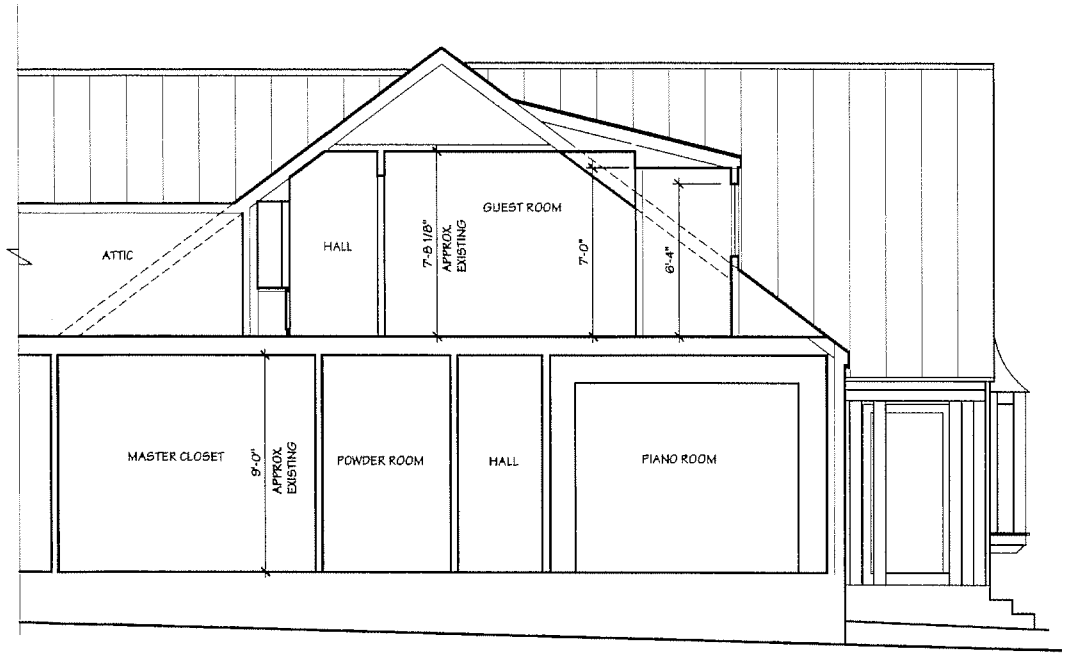
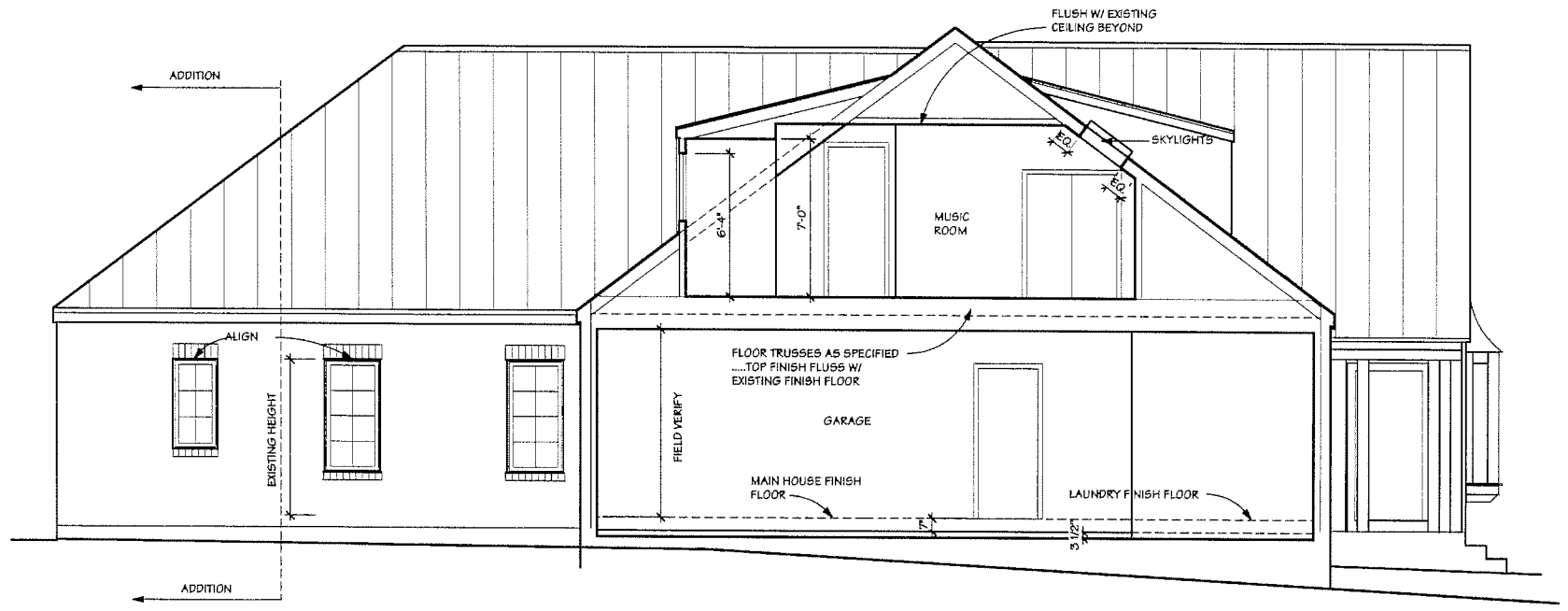


1 Building Section

SCALE: 1/4" = 1'-0"

1/8



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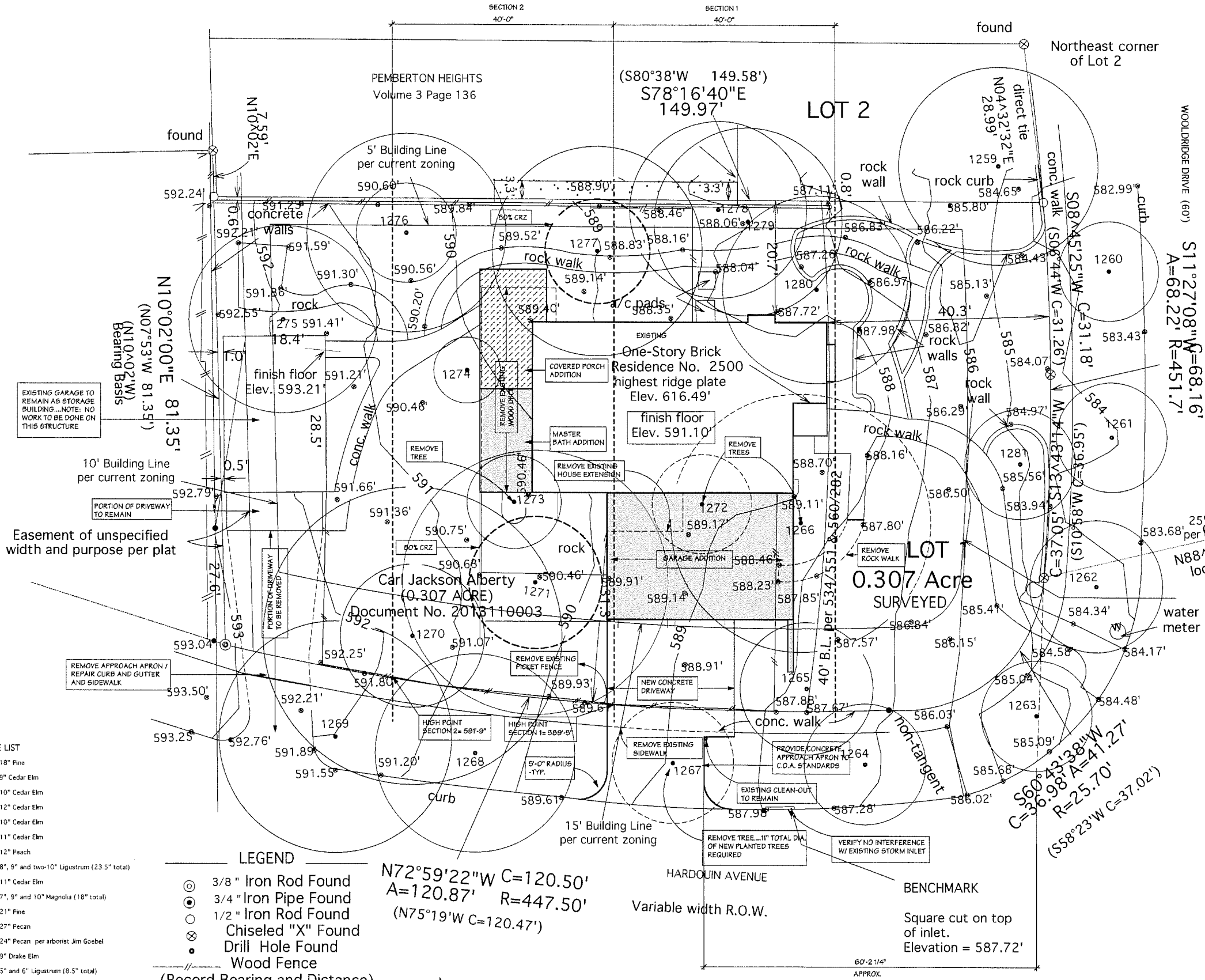

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GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO THOROUGHLY UNDERSTAND AND COMPLY WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS FOR THE PROJECT. ANY DEVIATION FROM THE CONTRACT DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD. DEVIATIONS FROM THE CONTRACT DRAWINGS AND SPECIFICATIONS NOT APPROVED BY THE ENGINEER OF RECORD (INCLUDING, BUT NOT LIMITED TO, CONDUCTING ALL SPECIAL INSPECTIONS) WILL RESULT IN DENIAL OF A FINAL LETTER OF COMPLIANCE.

THESE GENERAL NOTES SHALL APPLY UNLESS SPECIFICALLY NOTED ON THE PLANS AND DETAILS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL COORDINATE ALL STRUCTURAL PLANS AND DETAILS WITH THE ARCHITECTURAL DRAWINGS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DESIGN, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE.

THE STRUCTURAL SYSTEM OF THIS BUILDING IS DESIGNED TO PERFORM AS A COMPLETED UNIT. PRIOR TO COMPLETION OF THE STRUCTURE, STRUCTURAL COMPONENTS MAY BE UNSTABLE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY SHORING AND/OR BRACING AS REQUIRED FOR THE STABILITY OF THE INCOMPLETE STRUCTURE AND FOR THE SAFETY OF ALL ON-SITE PERSONNEL.

DESIGN CRITERIA

1. BUILDING CODE: 2012 INTERNATIONAL RESIDENTIAL CODE

2. GRAVITY LOADS:

A.DEAD LOADS	
1)ROOF	8 PSF
2)ATTIC	8 PSF
3)SECOND FLOOR	15 PSF
3) BATHROOMS (RESIDENTIAL)	30 PSF
B.LIVE LOADS	
1)ROOF	16 PSF MIN. OR SNOW LOAD
2)FLOOR	40 PSF
3)ATTIC W/O STORAGE	10 PSF
C.SNOW LOADS	
1)GROUND SNOW LOAD, Pg	5 PSF
2)IMPORTANCE FACTOR, I	1.0

3.LATERAL LOADS

A.WIND LOADS	
1)WIND SPEED	90 MPH
2)IMPORTANCE FACTOR, I	1.0
3)EXPOSURE	"B"
B.DESIGN WIND PRESSURE COMPONENTS AND CLADDING	
1)WALLS (TYPICAL)	14.6 PSF, -19.5 PSF
2)ROOF UPLIFT (NET)	13.3 PSF, -17 PSF
C.SEISMIC LOADS	
1)SEISMIC IMPORTANCE FACTOR	1.0
2)OCCUPANCY CATEGORY	II
3)MAPPED SPECTRAL RESPONSE ACCELERATIONS	
A) SS	0.064g
B) S1	0.033g
4)SITE CLASS D	
5)SPECTRAL RESPONSE COEFFICIENTS	
A) SDS	0.068g
B) SD1	0.053g

FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL INVESTIGATION AND REPORT PREPARED BY HOLT ENGINEERING DATED MARCH 6, 2015.

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) SPECIFICATION, ACI 301-05 AND THE BUILDING CODE REQUIREMENTS, ACI 318-08.

2. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE "ACI DETAILING MANUAL", PUBLICATION SP-66, LATEST EDITION, ACI 315, LATEST EDITION, AND ACI 315R, LATEST EDITION.

3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:

ALL CONCRETE	3,000 PSI
MINIMUM CEMENT CONTENT	4.5 SACKS/CY
MAXIMUM WATER/CEMENT RATIO	0.55
SLUMP RANGE	2" MIN. - 5" MAX.

TYPE C OR F FLY ASH CAN BE SUBSTITUTED FOR CEMENT 20% TO 25% BY WEIGHT. CALCIUM CHLORIDE IS NOT ACCEPTABLE FOR USE IN MIX. FURNISH MIX DESIGNS FOR ALL CLASSES OF CONCRETE. RETAIN A QUALIFIED TESTING LABORATORY TO MAKE CONCRETE CYLINDERS AND PERFORM COMPRESSIVE TESTS. A MINIMUM OF THREE CYLINDERS SHALL BE TAKEN PER 50 CUBIC YARDS OF CONCRETE, WITH ONE TEST AT 7 DAYS AND TWO AT 28 DAYS. COARSE AND FINE AGGREGATES SHALL COME FROM SOURCES LISTED ON THE "CONCRETE RATED SOURCE QUALITY CATALOG" BY THE TEXAS DEPARTMENT OF TRANSPORTATION AS NON REACTIVE SOURCES PUBLISHED 1-21-11. SOURCES OF RIVER GRAVEL AND SAND SHALL HAVE NO MARCASITE OR IRON PYRITE PRESENT AT THE PRODUCTION FACILITY.

4. REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.

5. STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:

SUSPENDED SLABS (TOP)	1 1/2 IN.
(BOT.)	1 1/2 IN.
BEAMS	
TOPS	2 IN.
SIDES	2 IN.
BOTTOMS	2 IN.
PIERS	
TOPS	2 IN.
SIDES	3 IN.
BOTTOM	3 IN.

6. AT CORNERS AND "T" INTERSECTIONS OF ALL BEAMS EXTEND 4 CORNER BARS EQUAL TO THE SCHEDULED STEEL IN THE ADJACENT BEAMS 2'-0" EACH WAY, 2 BARS TOP AND 2 BARS BOTTOM. PROVIDE CORNER BARS AT ALL INTERMEDIATE REINFORCING BARS IN WALLS AND DEEP BEAMS.

7. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE "ACI DETAILING MANUAL", PUBLICATION SP-66, LATEST EDITION, ACI 315, LATEST EDITION, AND ACI 315R, LATEST EDITION. PROVIDE CONCRETE BRICK CHAIRS AT ALL BEAMS AND SLABS TO SUPPORT REINFORCING STEEL AT A SPACING NOT TO EXCEED 4'-0" O.C. IN ANY DIRECTION.

8. PROVIDE CONTROL JOINTS IN ALL SLABS AT A SPACING NOT TO EXCEED 15'-0" O.C. EACH WAY. JOINT DEPTH SHALL BE A MINIMUM OF 1/4 THE SLAB THICKNESS. IF JOINTS ARE SAW-CUT, THE CUTTING SHALL TAKE PLACE IMMEDIATELY AFTER FINISHING THE SLAB. JOINTS SHALL NOT BE LOCATED IN LINE WITH AND ABOVE GRADE BEAMS. COORDINATE LOCATION OF JOINTS WITH ARCHITECT.

9. VERTICAL JOINTS IN FLOOR SLABS ARE TO BE SHOWN ON PLANS. NO HORIZONTAL JOINTS WILL BE PERMITTED IN SLABS OR BEAMS UNLESS NOTED OTHERWISE.

10. LAP LENGTHS FOR BARS SCHEDULED AND DETAILED "CONT." SHALL BE:

FOR 3000 PSI CONCRETE

#3 BARS - 22 INCHES	#7 BARS - 42 INCHES
#4 BARS - 24 INCHES	
#5 BARS - 30 INCHES	
#6 BARS - 36 INCHES	

11. CONCRETE PLACED BY PUMPING SHALL MEET THE FOLLOWING REQUIREMENTS:

A) COARSE AGGREGATE SHALL BE GRADED FROM A MAXIMUM OF 1" DOWN.

B) MAXIMUM ALLOWABLE INCREASE IN CEMENT FACTOR SHALL BE 1/2 SACK PER CUBIC YARD OVER NORMAL MIX DESIGN.

C) MAXIMUM WATER CEMENT RATIO SHALL CONFORM TO NOTE 3 OF THIS SECTION. IF MORE WORKABILITY IS REQUIRED, AN ADMIXTURE MAY BE USED.

D) MAXIMUM WEIGHT RATIO OF FINE AGGREGATES TO COARSE AGGREGATES SHALL NOT EXCEED 2/3.

E) REFER TO ACI 301-05, SECTION 800, FOR OTHER PUMPING REQUIREMENTS.

12. WELDING OR HEAT BENDING OF REINFORCING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEER.

13. PROVIDE 3 - 3'-0" LONG #4 DIAGONAL REINFORCING BARS AT ALL REENTRANT CORNERS.

14. DURING PLACEMENT OF CONCRETE, USE A TREMIE OR OTHER MEANS TO LIMIT FREE FALL OF CONCRETE TO 5'-0".

15. PROVIDE 1/2" DIAMETER X 10" LONG HOT DIPPED GALVANIZED ANCHOR BOLTS AT 4'-0" O.C. IN THE FOUNDATION AT THE LOCATIONS OF ALL EXTERIOR WOOD FRAMED WALLS. THERE SHALL BE A MINIMUM OF 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE.

16. CONCRETE SHALL BE CONTINUOUSLY CURED FOR A PERIOD OF 7 DAYS FOLLOWING PLACEMENT BY ANY OF THE FOLLOWING METHODS:
A) FOGGING WITH WATER
B) APPLYING AN APPROVED SPRAY ON CONCRETE CURING COMPOUND
C) COVERING WITH A POLY MEMBRANE

17. PROVIDE STEGO WRAP 15 MIL VAPOR BARRIER OR APPROVED EQUAL UNDER ALL CONCRETE SLABS AND GRADE BEAMS. VAPOR BARRIER SHALL CONFORM TO ASTM E 1745 CLASS A REQUIREMENTS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASTM E 1643-98. DO NOT TEAR OR PUNCTURE VAPOR BARRIER. TAPE ALL JOINTS WITH STEGO CRETE CLAW TAPE.

18. FOR CONTINUOUS BEAMS THAT SPAN OVER MORE THAN 2 SUPPORTS, SPLICES FOR TOP BARS SHALL BE AT MID SPAN AND SPLICES FOR BOTTOM BARS SHALL BE OVER SUPPORTS.

19. HOT WEATHER CONCRETE:

THE TEMPERATURE OF CONCRETE AS PLACED SHALL NOT EXCEED 90°F UNLESS OTHERWISE SPECIFIED OR PERMITTED. LOSS OF SLUMP, FLASH SET, OR COLD JOINTS DUE TO TEMPERATURE OF CONCRETE AS PLACED WILL NOT BE ACCEPTABLE. WHEN TEMPERATURE OF CONCRETE EXCEEDS 90°F, OBTAIN ACCEPTANCE, WHEN REQUIRED, OF PROPOSED PRECAUTIONARY MEASURES. WHEN TEMPERATURE OF STEEL REINFORCEMENT IS GREATER THAN 120°F, FOG STEEL REINFORCEMENT, EMBEDMENTS, SUBGRADE AND FORMS WITH WATER IMMEDIATELY BEFORE PLACING CONCRETE. REMOVE STANDING WATER BEFORE PLACING CONCRETE. REDUCE TIME BETWEEN PLACING AND START OF CURING BY AVOIDING DELAYS DURING CONSTRUCTION. IN THE EVENT OF ANY DELAY DURING CONSTRUCTION PROTECT CONCRETE WITH TEMPORARY COVERINGS, SUCH AS POLYETHYLENE SHEETING OR SPRAY APPLY AN EVAPORATION RETARDER IMMEDIATELY AFTER FINISHING TO MINIMIZE EVAPORATION. APPLY A SUITABLE CURING MATERIAL SUCH AS A CURING COMPOUND, WET BURLAP, OR CURING PAPER.

20. PIPES AND/OR CONDUITS GREATER THAN 1" IN OUTSIDE DIAMETER MUST BE LOCATED BELOW THE SLAB.

21. PIPE OR CONDUIT LOCATED WITHIN THE GRADE BEAM AND RUNNING PARALLEL TO THE LENGTH OF THE GRADE BEAM IS LIMITED TO ONE 2" MAX. DIAMETER PIPE OR CONDUIT AND SHALL BE LOCATED AT MID-DEPTH OF THE GRADE BEAM. THE PIPE OR CONDUIT MUST CLEAR THE REINFORCING STEEL BY 2" MIN.

22. WHERE PIPES EXTEND VERTICALLY THROUGH GRADE BEAM, WIDEN GRADE BEAM BY A DISTANCE GREATER THAN OR EQUAL TO THE DIAMETER OF THE PIPE. PLACE HALF OF THE HORIZONTAL BEAM REINFORCING AT EACH SIDE OF THE PIPE. THE PIPE OF CONDUIT MUST CLEAR THE REINFORCING STEEL BY 2" MIN.

23. WHERE HORIZONTAL PIPES CROSS PERPENDICULAR TO THE GRADE BEAM, REFER TO DETAIL 7/S-6 FOR BEAM DIMENSIONS AND REINFORCING REQUIREMENTS.

TIMBER NOTES

1.0 UNLESS OTHERWISE NOTED, ALL STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY MARKED NO. 2 K.D. PINE BY THE SOUTHERN PINE INSPECTION BUREAU (SPIB) WITH A MINIMUM Fb = 1050 PSI IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS). ALL WALL STUDS SHALL BE S-P-F LUMBER, NO. 2 OR BETTER. ALL STUDS SHALL BE CONTINUOUS - NO FINGER JOINTED STUDS WILL BE PERMITTED.

2. SOLID 2" BLOCKING SHALL BE PROVIDED AT THE ENDS AND POINTS OF SUPPORT OF ALL WOOD JOISTS, RAFTERS, AND PURLINS, AND SHALL BE PLACED BETWEEN SUPPORTS IN ROWS NOT EXCEEDING 8'-0" O.C. MAX. VERTICALLY. END NAIL WITH 2-16d NAILS OR SIDE TOE NAIL WITH 2-16d NAILS. ALL BLOCKING SHALL BE SAME DEPTH AS MEMBERS BEING BLOCKED.

3. ALL CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE FASTENING SCHEDULE (TABLE 602.3(1)).

4. ALL WOOD STUD WALLS SHALL BE FULL HEIGHT WITHOUT INTERMEDIATE PLATE LINE UNLESS DETAILED OTHERWISE.

5. DECKING AND WALL SHEATHING:

PLYWOOD - 3/4" FOR FLOORS, 19/32" FOR ROOFS, 15/32" FOR EXTERIOR SHEATHING, GRADE C-D, WITH EXTERIOR GLUE, USE 10d COMMON NAILS AT 4" O.C. AT ALL SUPPORTED EDGES, 10d AT 8" O.C. AT ALL INTERMEDIATE SUPPORTS. ALL JOINTS IN PLYWOOD DECKING SHALL BE STAGGERED. PROVIDE SOLID 2" BLOCKING AT ALL JOINTS IN PLYWOOD SHEAR WALLS. INSTALL PANELS WITH LONG DIMENSION PERPENDICULAR TO SUPPORTING MEMBER SPAN.

ORIENTED STRAND BOARD CAN BE USED IN LIEU OF PLYWOOD WITH THE OWNER'S AND ARCHITECT'S APPROVAL.

GLUE AND NAIL ALL FLOOR DECKING TO WOOD FLOOR FRAMING MEMBERS.

6. ALL MEMBERS FRAMING INTO THE SIDE OF A HEADER, STEEL BEAM, HIP, VALLEY, RIDGE, TRUSS, GLUED-LAMINATED BEAM, OR ANY OTHER BEAMS SHALL BE ATTACHED USING METAL JOIST HANGERS (SIMPSON OR EQUAL).

7. PROVIDE TRIPLE STUDS (OR CRIPPLES) AT EACH END OF ANY HEADER, BEAM, RIDGE, VALLEY, OR HIP SPANNING OVER 10'-0" UNLESS NOTED OTHERWISE. PROVIDE DOUBLE STUDS (OR CRIPPLES) AT EACH END OF ANY HEADER, BEAM, RIDGE, VALLEY, OR HIP SPANNING 5'-0" TO 10'-0" UNLESS NOTED OTHERWISE.

8. IN EXTERIOR WALLS, PROVIDE DOUBLE FULL-HEIGHT STUDS AT BOTH ENDS OF FRAMED OPENINGS THAT ARE 4'-0" OR LARGER. PROVIDE TRIPLE FULL-HEIGHT STUDS IN OPENINGS THAT ARE 6'-0" OR LARGER. AT WINDOW OPENINGS, THE SILL PLATE SHOULD BE BUILT-UP TO MATCH THE STUDS AT BOTH ENDS OF THE OPENING.

9. THE NEW GENERATION OF PRESSURE TREATED LUMBER PRODUCTS ARE HIGHLY CORROSIVE TO METAL CONNECTORS AND FASTENERS. ALL FASTENERS AND METAL CONNECTORS USED IN CONJUNCTION WITH THE NEW GENERATION OF PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED (MIN. G185 COATING) OR TYPE 304 OR 316 STAINLESS STEEL. THESE LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- ANCHOR BOLTS AT SOLE PLATE TO FOUNDATION
- MUD SILL ANCHORS AT SOLE PLATE TO FOUNDATION
- NAILS FROM SOLE PLATE TO WALL STUDS
- NAILS AT EXTERIOR PLYWOOD SHEATHING TO SOLE PLATE
- BOLTS AT LEDGER TO CONCRETE
- JOIST TO TREATED LEDGER CONNECTIONS
- ALL HANGERS ON TREATED JOISTS
- PLYWOOD DECKING TO TREATED JOISTS
- WOOD POSTS TO CONCRETE
- NAILS AT FLOOR JOISTS AND RIM JOISTS TO SOLE PLATE
- DECK BOARDS TO TREATED JOISTS

10. ANCHOR MASONRY VENEER TO WALL STUDS W/ 9 GA. ADJUSTABLE WIRE-TYPE MASONRY WALL TIES AT 32" O.C. HORIZONTALLY AND 15" O.C. VERTICALLY (EXAMPLE: HOHMANN AND BARNARD DW10HS VENEER ANCHORS).

LAMINATED VENEER LUMBER (LVL)

1. ALL LVL'S SHALL BE FABRICATED TO STANDARDS SET FORTH IN THE INTERNATIONAL CODE COUNCIL EVALUATION SERVICE (ICC-ES) REPORT NO. ESR-1387 AND SHALL PROVIDE MINIMUM ALLOWABLE DESIGN VALUES OF 2600 PSI IN BENDING, 285 PSI IN HORIZONTAL SHEAR PERPENDICULAR TO THE GLUE LINE AND 1,900,000 PSI IN MODULUS OF ELASTICITY.

STRUCTURAL STEEL NOTES

1.0 ALL STRUCTURAL STEEL CHANNELS, PLATES AND ANGLES SHALL CONFORM TO ASTM A36 (Fy = 36 KSI).

2. ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).

3. ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A307 UNLESS OTHERWISE SHOWN OR NOTED. FURNISH HARDENED WASHERS AT ALL BOLTED CONNECTIONS, INCLUDING ANCHOR BOLTS.

4. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION OF ALL BOLTS, BLOCKING ANCHORS, ETC., FOR THE ANCHORAGE OF THEIR RESPECTIVE ITEMS.

5. ALL BEAMS SHALL BE FULL LENGTH BETWEEN SUPPORTS WITHOUT SPLICES UNLESS OTHERWISE INDICATED ON PLANS.

6. ALL SHOP AND FIELD WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN QUALIFIED AND CERTIFIED TO MAKE THE REQUIRED WELDS IN ACCORDANCE WITH THE LATEST AMERICAN WELDING SOCIETY (AWS) STANDARD AWS D1.1. ELECTRODES WHICH PRODUCE A MINIMUM 70 KSI TENSILE STRENGTH WELD SHALL BE USED.

7. LINTELS OVER OPENINGS IN EXTERIOR WALLS UP TO 10'-0" NOT OTHERWISE COVERED SHALL BE ONE 6 X 4 X 5/16 (LLV) ANGLE FOR EACH 4" OF MASONRY.

PIER NOTES

1. PIERS ARE SIZED FOR AN ALLOWABLE END BEARING CAPACITY OF 25,000 PSF AND 1500 PSF SKIN FRICTION FOR THE PORTION OF THE PIER EXTENSION INTO TAN LIMESTONE.

2. EACH PIER SHAFT SHALL BE INSPECTED BY QUALIFIED GEOTECHNICAL PERSONNEL TO VERIFY BEARING INTO THE TAN LIMESTONE AND TO DOCUMENT THE DRILLING CONDITIONS ENCOUNTERED, THE CLEANING OF THE BOTTOM OF THE SHAFT, THE DEPTH AND DIAMETER OF THE PIER, AND THE SIZE, NUMBER, CONFIGURATION AND GRADE OF REINFORCING STEEL PLACEMENT.

3. ALL PIERS SHALL BE CENTERED ON BEAMS UNLESS OTHERWISE SHOWN.

4. DRILL PIERS TO THE EXACT SIZE SHOWN. SHAFTS SHALL BE DRILLED PLUMB WITH A TOLERANCE OF 2". FOOTING BOTTOMS SHALL BE THOROUGHLY CLEAN AND FREE OF WATER WHEN CONCRETE IS PLACED.

5. FOR ESTIMATING PURPOSES, CARRY ALL FOOTINGS TO THE DEPTHS INDICATED ON THE DRAWINGS. WHEN DIRECTED BY THE ARCHITECT/ENGINEER, CARRY FOOTINGS TO GREATER OR LESSER DEPTHS TO PROVIDE SUITABLE BEARING. ADJUSTMENTS WILL BE MADE IN THE CONTRACT PRICE FOR MORE OR LESS DEPTH IN ACCORDANCE WITH THE UNIT PRICES QUOTED IN THE CONTRACTOR'S BID.

6. PROVIDE SUITABLE ACCESS AND LIGHTING FOR INSPECTION OF THE EXCAVATIONS FOR CLEANLINESS AND FOR CORRECTNESS OF DIMENSIONS AND ALIGNMENT.

7. PLACEMENT OF CONCRETE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER DRILLING AND INSPECTION. NO PIER EXCAVATION SHALL BE LEFT OPEN OVERNIGHT WITHOUT CONCRETING.

8. CASINGS MAY BE REQUIRED TO PREVENT CAVING OF THE SOIL AND THE SEEPAGE OF WATER INTO THE DRILLED FOOTINGS. CASINGS SHALL BE METAL OF AMPLE STRENGTH TO WITHSTAND HANDLING STRESSES AND CONCRETE AND EARTH PRESSURES, AND SHALL BE WATERTIGHT. CONTRACTOR'S BID SHALL FURNISH UNIT PRICES FOR CASING OF DIFFERENT SIZE PIER SHAFTS.

9. FOR ADDITIONAL RECOMMENDATIONS CONCERNING CONCRETE PIER CONSTRUCTION THE CONTRACTOR CAN REFER TO ACI 336.1-01.

POST-INSTALLED ADHESIVE ANCHORS

1. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. HOLES SHALL BE DRILLED, CLEANED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:

A) SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)

2. THREADED ROD TO BE USED IN AN ADHESIVE ANCHOR ASSEMBLY SHALL CONFORM TO ASTM F1554 (GRADE 36), A193 (GRADE B7). STAINLESS STEEL THREADED ROD SHALL CONFORM TO ASTM A193 (GRADE B6, B8, B8M) TYPES 304 AND 316.

3. REINFORCING BARS TO BE USED IN AN ADHESIVE ANCHOR ASSEMBLY SHALL CONFORM TO ASTM A615 GRADE 60.

4. ANCHORS SHALL BE INSTALLED WITH A ROTARY IMPACT DRILL OR ROCK DRILL. CONCRETE AT TIME OF INSTALLATION SHALL HAVE A COMPRESSIVE STRENGTH OF 2,500 PSI, MINIMUM AGE OF 21 DAYS, AND MINIMUM TEMPERATURE OF 50?DEGREES F.

5. THE FOLLOWING PARAMETERS WERE USED IN THE DETERMINATION OF THE ADHESIVE BOND STRESS PER ICC-ES ESR-2508:

A) CONCRETE TEMPERATURE RANGE 1
MAX. SHORT TERM TEMP. = 110 DEGREES F
MAX. LONG TERM TEMP. = 75 DEGREES F
B) DRILLED HOLE CONDITION: DRY
C) SPECIAL INSPECTION: CONTINUOUS WITH PROOF LOADING PROGRAM

6. A PROOF LOADING PROGRAM IS REQUIRED FOR ADHESIVE ANCHORS DESIGNED AND INSTALLED WITH CONTINUOUS SPECIAL INSPECTION ONLY. ANCHORS SHALL BE TESTED IN THE PRESENCE OF THE SPECIAL INSPECTOR AND A REPORT OF THE TEST RESULTS SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY. THE PROOF LOAD MAGNITUDE APPLIED SHALL BE 1.25 TIMES THE MAXIMUM DESIGN STRENGTH OF THE ANCHORS FOR A DURATION OF TWO MINUTES. 25% OF THE TOTAL NUMBER OF ANCHORS SHALL BE PROOF LOADED (MINIMUM OF 5 ANCHORS). IF ANY ANCHOR FAILS TESTING, ALL ANCHORS OF THE SAME TYPE SHALL BE TESTED, WHICH ARE INSTALLED BY THE SAME TRADE, NOT PREVIOUSLY TESTED UNTIL TWENTY CONSECUTIVE ANCHORS PASS, THEN RESUME THE INITIAL TEST FREQUENCY.

7. PER ACI 318 D.9.2.2-D.9.2.4, INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS REQUIRE CONTINUOUS SPECIAL INSPECTION WITH PROOF LOADING PROGRAM AS DETAILED IN THE ABOVE PARAGRAPH, AND SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY AN APPLICABLE CERTIFICATION PROGRAM. CERTIFICATION SHALL INCLUDE WRITTEN AND PERFORMANCE TESTS IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT. EQUIVALENT CERTIFICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO ADHESIVE ANCHOR INSTALLATION.